

Ratio Study Narrative 2023

General Information	
County Name	STARKE COUNTY

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
John Viveiros	574-772-9166	Jviveiros@starke.in.gov	Accurate Assessments, Inc.

Sales Window	1/1/2021 to 12/31/2022
<p>If more than one year of sales were used, was a time adjustment applied?</p> <p>YES The following Sales Window was used: 1/1/2021 to 12/31/22 for all RESIDENTIAL and all COMMERCIAL & INDUSTRIAL properties.</p>	If no, please explain why not.
	If yes, please explain the method used to calculate the adjustment.
	<p>A +10.0% per year time adjustment was used for All IMPROVED RESIDENTIAL sales. A +6.0% per year time adjustment was used for all VACANT RESIDENTIAL sales. These rates were derived from an analysis of resold properties. See supplemental file 'Starke Time Adjustment 2023' for details. A +4.0% per year time adjustment was used on COMMERCIAL & INDUSTRIAL sales. This amount was chosen because it roughly balances the median ratios for 2021 sales versus the unadjusted 2022 sales. These ratios provide evidence of some market appreciation, but not as much as with residential property.</p>

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Groupings
<p>Please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market. **Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department**</p>
<p>For <u>Residential Vacant sales ONLY</u>, the following townships were grouped together for the reasons noted:</p> <p>DAVIS and OREGON TOWNSHIP RESIDENTIAL VACANT SALES were grouped together (as DavOre). <u>Reason</u>: These two townships are primarily agricultural, with the exception of the Town of Hamlet and the Koontz Lake Area. The Town of Hamlet straddles the border of these townships. Together these two townships comprise the entirety of the Oregon-Davis School District. <i>There were only 2 residential vacant land sales in Davis Township.</i></p> <p>RAILROAD, JACKSON and WAYNE TOWNSHIP RESIDENTIAL VACANT SALES were grouped together (as RRJacWay). <u>Reason</u>: These three townships are completely contained within the North Judson-San Pierre school district and exhibit similar economic characteristics. <i>There was only 1 residential vacant land sales in Railroad Township and none in Jackson Township.</i></p>

AV Increases/Decreases		
If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.		
Property Type	Townships Impacted	Explanation
Commercial Improved	California >10% increase & Jackson >10% increase	California: Caused primarily by a new Dollar General Store on 75-10-23-400-021.400-002. Jackson: Caused primarily by a large pole barn added to 75-05-36-404-019.000-007.
Commercial Vacant	California >10% increase Center >10% increase & Jackson >10% decrease	California: Caused by new land split 75-10-23-500-013.500-002 (land was agricultural before) Center: Caused by 2 parcels that were changed from Commercial Improved to Commercial Vacant due to demolished buildings (75-06-23-103-096.000-004 & 75-06-34-400-079.000-003) Jackson: Caused by a parcel combination – 2022 parcel 75-05-36-404-015.000-007 was combined with an adjacent Commercial Improved Parcel.

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Industrial Improved	None	-
Industrial Vacant	Center >10% increase & Davis >10% increase	Center: Caused by a new split 75-06-21-200-011.000-004 (land was previously under a tax-exempt property class) Davis: Only one parcel exists – the Base Rate was increased by 12% per the new Land Order.
Residential Improved	California >10% increase Center >10% increase Davis >10% increase North Bend >10% increase Oregon >10% increase Washington >10% increase & Wayne >10% increase	>10% increase was caused by the trending process. Residential sales continue to reflect strong market appreciation. 38 of the 40 residential neighborhoods (representing over 96.6% of the improved residential parcels in Starke County) received an improvement trending factor increase >10%. This strong market appreciation was evident (more or less) throughout all nine Townships. The new Land Order increased Residential Land values around +6% on average for lots and homesites and +14.6% on residential excess acreage. The combination of these factors produced an increase <i>just shy</i> of 10% for Railroad Township. In Jackson Townships over 97% of the Residential Improved parcels are in Neighborhood 108, which saw the lowest trending factor increase (less than +6%)
Residential Vacant	Center >10% increase	Center: caused primarily by 7 parcels that had Developer's Discount removed (75-06-24-300-056.000-003, 75-06-24-300-057.000-003, 75-06-24-300-060.000-003, 75-06-24-300-064.000-003, 75-06-24-300-065.000-003, 75-06-24-300-066.000-003, 75-06-26-104-007.000-004)

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<p>Residential Vacant (cont'd)</p>	<p>North Bend >10% increase</p> <p style="text-align: center;">&</p> <p>Washington >10% increase</p>	<p>Plus 4 new split parcels (75-06-23-302-025.000-004, 75-06-26-201-061.200-004 75-06-32-200-004.300-003 75-06-36-200-010.300-003) from land originating under a different property class group.</p> <p>North Bend: caused by 14 parcels that had Developer's Discount removed (75-11-07-201-010.800-008 75-11-07-201-010.900-008 75-11-07-201-010.902-008 75-11-07-201-010.903-008 75-11-07-201-010.906-008 75-11-07-201-010.907-008 75-11-07-201-010.908-008 75-11-07-201-010.909-008 75-11-07-201-010.910-008 75-11-07-201-010.911-008 75-11-07-201-010.912-008 75-11-07-201-010.913-008 75-11-07-201-010.914-008 75-11-07-201-010.915-008) and by 75-11-07-304-001.100-008 which is new split from a Residential Improved parcel and 75-11-07-304-012.000-008 which is now vacant because of a demolished dwelling.</p> <p>Washington: Caused primarily by 5 new split parcels (75-07-21-200-004.500-012 75-07-21-200-004.600-012 75-07-30-100-005.201-012 75-07-30-300-009.100-012 75-07-30-300-009.200-012) from land originating under an Agricultural property class.</p> <p>Note: The +14.6% increase in the excess residential land Base Rate for all non-lake area neighborhoods also contributed to the >10% increase in Residential Vacant Land for these neighborhoods.</p>
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Cyclical Reassessment

Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.

The 2023 cyclical reassessment included the majority of Oregon (95.9%) and Washington (77.6%) Townships; a portion of Davis (43.9%); and smaller portions of North Bend (8.0%) and Wayne (3.9%) Townships.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

YES.

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.

Included with files we are submitting this year is a five-tab workbook: **Starke County Effective Age SOP** which explains the *weighted depreciation method* which we are using to determine effective age. The fifth tab of the workbook is a template which abstracts the entire method down to a formula that automatically calculates the Effective Year Built when all five of the contingent variables are entered into the appropriate cells.

Sales in which significant physical changes occurred between the date of sale and the assessment date were typically considered not valid for that reason. However, a few such sales have been utilized in this Ratio Study in cases where the changes can be very simply accounted for. (i.e., the value of newly built outbuilding can be subtracted from the improvement value of a parcel to reflect the status of the parcel at the time of sale.) Sales for which these types of adjustments occurred are marked with **yellow shaded cells** to indicate where the Land Value, Building Value and/or the Property Class differ from the current workbook data in order to reflect the status of the parcel at the time of the sale.